

AVAILABLE FOR LEASE

6510 W. 73RD STREET

Bedford Park, Illinois

 **CLICK TO PLAY DRONE VIDEO**



BUILDING SPECIFICATIONS:

BUILDING SIZE:	306,552 SF
OFFICE:	2,017 SF 1st floor 1,930 SF 2nd floor (includes mezzanine)
CLEAR HEIGHT:	20'3"
LOADING:	> 24 exterior docks > 1 drive-in door
RAIL CARRIER:	> Belt Railway Company of Chicago > 14 rail doors
PARKING:	44+ cars
POWER:	600 amps / 480 volts / 3-phase
ZONING:	H 1 – Heavy Manufacturing
LIGHTING:	LED with motion sensors - new in 2021
BAY SIZE:	30' x 40'
EST. REAL ESTATE TAXES:	\$1.23 PSF (6b through 2030)
EST. OPERATING EXPENSES:	\$0.39 PSF (includes CAM, insurance & management)
LEASE RATE:	Subject to Offer

VIRTUAL TOUR 

COMMENTS:

- + Low Class 6b taxes through 2030
- + Food-grade warehouse
- + Updated office area
- + Located in Enterprise Zone
- + Excellent access full interchanges at I-55/Harlem Avenue, I-55/I-294 & I-294/95th Street
- + Excellent labor pool
- + Direct access to the CSX Chicago (Bedford Park) Intermodal via private "land bridge" which enables direct transport of overloaded freight containers (exceeding 40,000 lbs.)
- + Midway Airport – 4.4 miles
- + O'Hare Airport – 26 miles
- + Public transportation on 73rd Street

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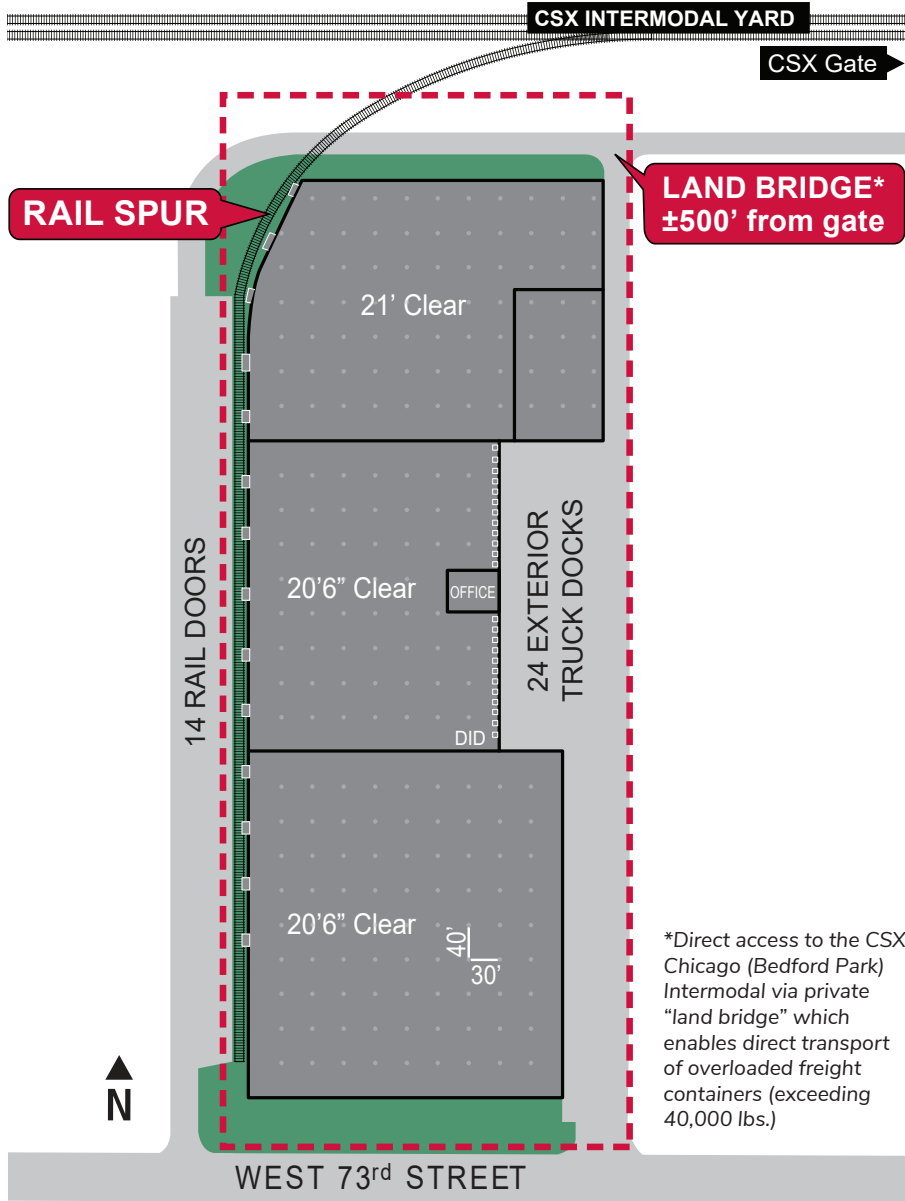
 **PLYMOUTH REIT**

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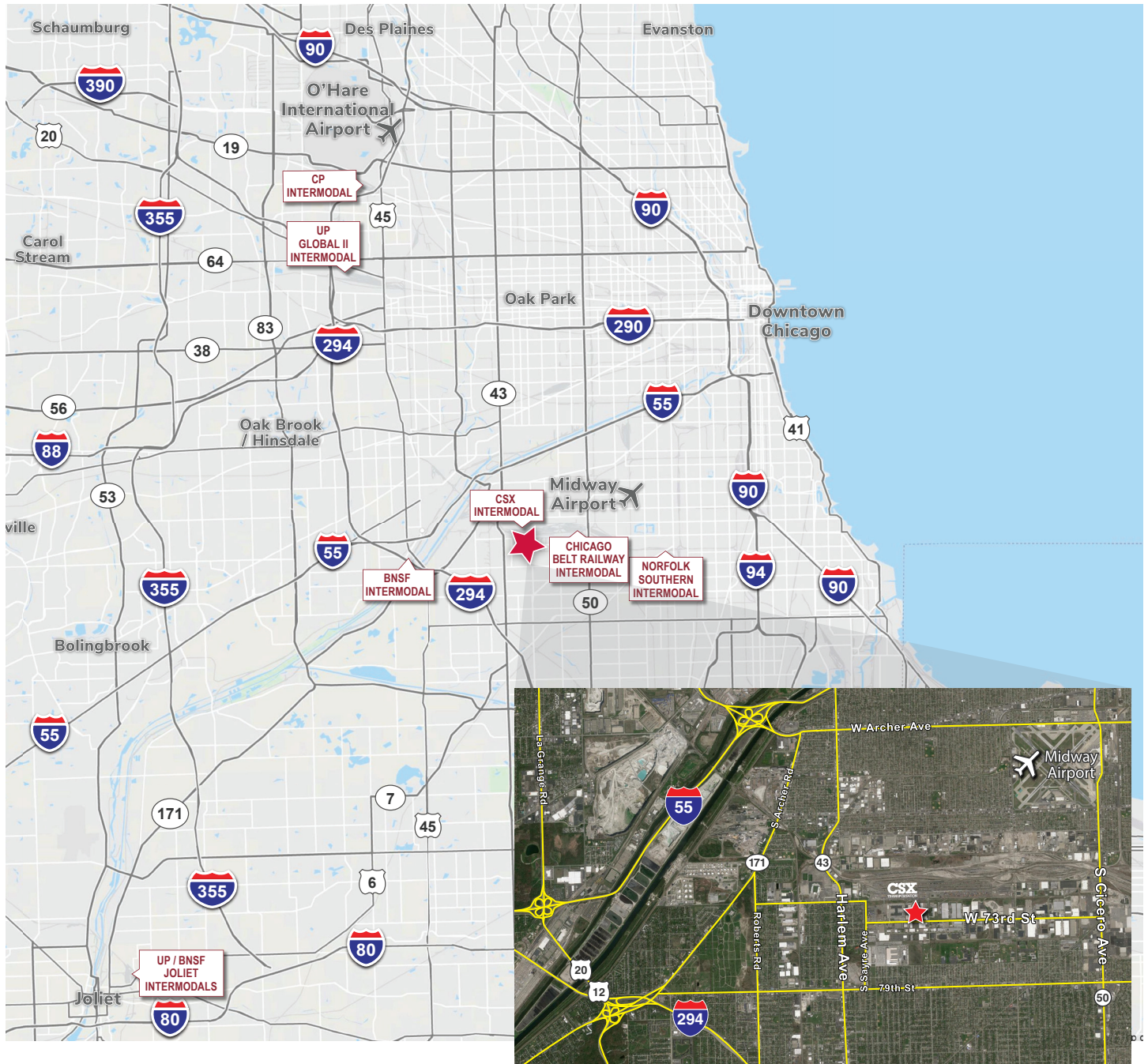
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